

176.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

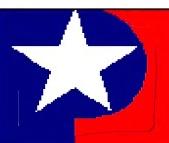
599,200 / 599,200

USE VALUE:

599,200 / 599,200

ASSESSED:

599,200 / 599,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BOUNDARY RD, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1:	GINGRANDE FRANKLIN
Owner 2:	GINGRANDE JU SAFFA
Owner 3:	

Street 1: 2 BOUNDARY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1987, having primarily Vinyl Exterior and 1587 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										118401
										GIS Ref
										GIS Ref
										Insp Date
										12/16/08

USER DEFINED

Prior Id # 1:	118401
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:40:33
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 176.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,600	0	3,600.	369,600	599,200	599,200	Year End Roll	12/18/2019
2019	101	FV	218,700	0	3,600.	364,300	583,000	583,000	Year End Roll	1/3/2019
2018	101	FV	218,700	0	3,600.	279,800	498,500	498,500	Year End Roll	12/20/2017
2017	101	FV	218,700	0	3,600.	264,000	482,700	482,700	Year End Roll	1/3/2017
2016	101	FV	218,700	0	3,600.	242,900	461,600	461,600	Year End	1/4/2016
2015	101	FV	199,200	0	3,600.	227,000	426,200	426,200	Year End Roll	12/11/2014
2014	101	FV	199,200	0	3,600.	209,100	408,300	408,300	Year End Roll	12/16/2013
2013	101	FV	199,200	0	3,600.	209,100	408,300	408,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER BRYAN	28958-192		8/12/1998		224,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2017	1364	Solar Pa	1,000	C				
12/16/2009	1258	Re-Roof	5,250					

Date	Result	By	Name
12/16/2008	Measured	345	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type:	18 - Raised Ranch		Full Bath:	1	Rating:	Good											
Sty Ht:	1 - 1 Story		A Bath:	Rating:													
(Liv) Units:	1	Total: 1	3/4 Bath:	Rating:													
Foundation:	1 - Concrete		A 3QBth:	Rating:													
Frame:	1 - Wood		1/2 Bath:	Rating:													
Prime Wall:	4 - Vinyl		A HBth:	Rating:													
Sec Wall:			OthrFix:	Rating:													
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good											
Color:	BEIGE		A Kits:	Rating:													
View / Desir:			Fpl:	Rating:													
GENERAL INFORMATION			WSFlue:	Rating:													
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1987	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:			Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	16.	%											
Prim Int Wall:	2 - Plaster		Functional:														
Sec Int Wall:		%	Economic:														
Partition:	T - Typical		Special:														
Prim Floors:	3 - Hardwood		Override:														
Sec Floors:		%	Total:	16.6	%												
Bsmnt Flr:	12 - Concrete		CALC SUMMARY														
Subfloor:			Basic \$ / SQ:	95.00	COMPARABLE SALES												
Bsmnt Gar:	1		Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price								
Electric:	3 - Typical		Const Adj.:	0.99989998													
Insulation:	2 - Typical		Adj \$ / SQ:	128.237													
Int vs Ext:	S		Other Features:	64000													
Heat Fuel:	1 - Oil		Grade Factor:	1.00													
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000													
# Heat Sys:	1		NBHD Mod:		WtAv\$/SQ:	AvRate:	Ind.Val										
% Heated:	100	% AC:	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	Adj Total:	275284	Juris. Factor:		Before Depr:	128.24									
% Com Wall:	% Sprinkled:		Depreciation:	45697	Special Features:	0	Val/Su Net:	111.78									
			Deprecated Total:	229587	Final Total:	229600	Val/Su SzAd:	228.23									
MOBILE HOME			Make:		Model:		Serial #:		Year:	Color:							
SPEC FEATURES/YARD ITEMS			PARCEL ID 176.0-0006-0001.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N			Total Yard Items:			Total Special Features:						Total:					